



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Specialty Name: Hotels/Motels

Sales – Improved Analysis Summary:

Number of Sales: 40

Range of Sales Dates: 1/96 – 1/99

Sales – Ratio Study Summary:

	Avg. Improved Value	Sale Price	Ratio	COV
1998 Value	\$3,398,800	\$3,643,200	93.30%	16.94%
1999 Value	\$3,589,700	\$3,643,200	98.50%	8.81%
Change	+\$190,900		+5.20%	-8.13%
% Change	+5.62%		+5.57%	-47.99%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of – 11.01% and –64.99% actually represent an improvement.

Sales used in Analysis: All sales verified as good were included in the analysis.

Total Population - Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$347,259,821	\$1,299,985,579	\$1,647,245,400
1999 Value	\$383,653,300	\$1,415,848,711	\$1,799,502,011
Percent Change	+10.48%	+8.91%	+9.24%

Number of Parcels in the Population: 291

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.